



Refurbished Mews building in Lonsdale Road, Queens Park, NW6

51 LONSDALE ROAD

Queens Park, NW6 6RA

Office

TO LET

594 to 1,205 sq ft

(55.18 to 111.95 sq m)

- In the heart of Queens Park just off Salusbury Road
- A short walk to Queens Park Station (Bakerloo and Overground)
- Ready for immediate occupation
- The property has just been refurbished
- Located on North West London's premier road in the mix of a plethora of fantastic businesses

51 Lonsdale Road, Queens Park, NW6 6RA

Summary

Available Size	594 to 1,205 sq ft
Rent	£72.50 per sq ft
Rates Payable	£17.10 per sq ft
Rateable Value	£40,250
Service Charge	£1.54 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

51 Lonsdale Road is a stunning self contained mews office over ground and first floor located at the start of Lonsdale Road, Queens Park. The building has been refurbished to a high standard with modern W/C's, brand new kitchen, excellent natural light, strip LED lighting, wooden laminate flooring and air-conditioning.

Ideal location for a wide range of businesses and ready to occupy immediately.

Location

Located in the heart of Queen's Park, one of London's most vibrant neighborhoods and within close proximity to Central London. The location benefits from being a short walk to Queen's Park a stunning 30-acre Victorian park which provides recreational space for local residents and business occupiers.

Lonsdale Road itself is home to and surrounded by a plethora of independent, boutique retailers such as Provenance Village Butcher, Gail's Bakery, The Salusbury Winestore & Deli, The Alice House, Wolfpack Brewery and Queen's Park Books making it an excellent location for a wide range of businesses.

Accommodation

The accommodation comprises the following areas:

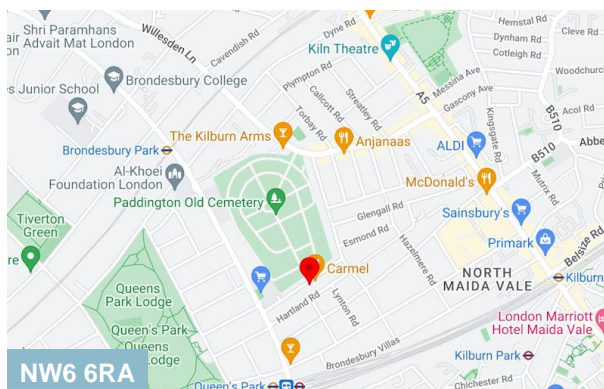
Name	sq ft	sq m	Availability
Ground	594	55.18	Available
1st	611	56.76	Available
Total	1,205	111.94	

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

New lease for a term by arrangement.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com